WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

G-VRES-15-0502

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa A. Binkley and Matthew S. McSpadden	SWBC Mortgage Corp.	
(NAME) **502 Drake Avenue**	(NAME) 9311 San Pedro Ave, #100	**133-01-0-063.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JEFFREY N. HINSON AND AUDREY HINSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MELISSA A. BINKLEY, A SINGLE WOMAN MATTHEW S. MCSPADDEN, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 and the Easterly 5 feet of Lot 25 on the Map of William Coleman's Subdivision of part of Radnor College Lane of record in Plat Book 547, Page 181, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 24 and the Easterly 5 feet of Lot No. 25 adjoin and front together 50 feet on the Northerly margin of Drake Avenue and runs back 193 feet on the Westerly line and 194.5 feet on the Easterly line to a line in the rear which measures 78.5 feet thereon.

Being the same property conveyed to Jeffrey N. Hinson and Audrey Hinson, husband and wife by Warranty deed from Pamela Brewer, unmarried of record in Instrument No. 20141125-0108409 Register's Office for Davidson County, Tennessee, dated November 20, 2014 and recorded on November 25, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 181, Register's Office for Davidson County, Tennessee.
- Deed of Easement (for a Fence) of record in Book 7617, Page 706, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **502 Drake Avenue , Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150106763 DEEDWARR
Recvd: 12/17/15 15:29 2 pgs
Fees:13.00 Taxes:795.50
20151217-0127174

Witness my/our hand(s) this the 14th DAY OF DECEMBER, 2015.

Jeffrey N. Hinson by Eric Hinson, Attorney In Fact

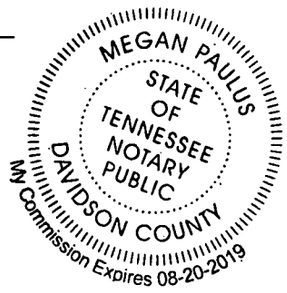
Audrey Hinson by Eric Hinson, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Hinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFREY N. HINSON AND AUDREY HINSON, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFFREY N. HINSON AND AUDREY HINSON.

Witness my hand and official seal, this the 14th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212